

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 13, 2012 (6PM)
AGENDA

1. CALL BOARD MEETING TO ORDER

Don Van Buren of Consolidated Overhead Door re gate systems

2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

3. APPROVAL OF PRIOR MEETING MINUTES

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

See Financial Statement and/or Balance Sheet;

Operating Expenses about 6+% below budget thru end of last month

Res. Expenditures for last month: painting & dry rot repairs

Landscape recommendations & proposals: tree work

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

1. Pool fence – by Premier Fence,
2. Exercise Room equipment & cleaning
3. Cleaning service – scope of work/specifications
4. List of dry rot repair for Sea View: prepping for paint - continuous
5. Pagoda lights (261+);
6. Exterior Painting by Affordable \$240,240; paid YTD \$24,924; starting on 7606
7. Walkway repair begun last week
8. Rodent bait box program ending 12/31/12; \$250/month; extend?
9. Refurbish entrance directory
10. Annual Meeting January 10, 2013, at 6PM, at GVCC (Term expiring – Chris & Joe)

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

1. 7630 ants
2. Second patio cover #356
3. Recycling Christmas Trees
4. Recording liens
5. Other items to be put on next month's agenda

7. EXECUTIVE SESSION

If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, or upon an owner's request to discuss payment of assessments).

- Late payers through end of last month (balances of \$500 or more): 5
- Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Scheduled meeting – 1/10/13 @ 6PM at 7610 Hollister, Meeting Rm)

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